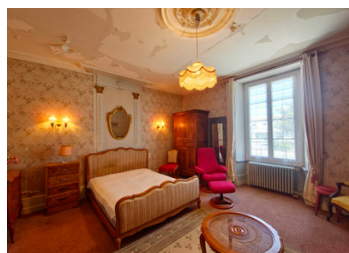
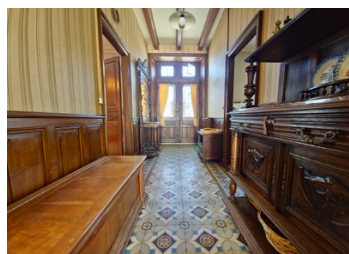


300 m town house and guest house on a 8000 m plot of land outbuildings



## INFORMATION

Town:	Sainte-Hermine
Department:	Vendée
Bed:	6
Bath:	3
Floor:	300 m <sup>2</sup>
Plot Size:	8000 m <sup>2</sup>



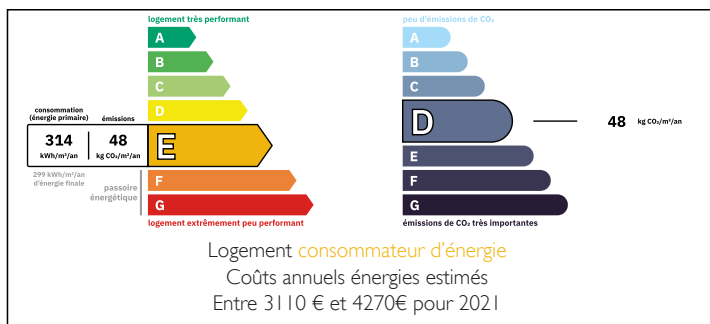
## IN BRIEF

I offer you this property steeped in history, dating from the 12th & 18th centuries, comprising a 189 m<sup>2</sup> town house, a 105 m<sup>2</sup> dwelling converted into a chapel, part of the ancient remains of the church of St Hermand, a 390 m<sup>2</sup> outbuilding with an upper floor, part of which was formerly a stable. All set on a plot of over 8000 m<sup>2</sup>, 4000 m<sup>2</sup> of which is constructible, courtyard, enclosed park with trees, garden, well and meadow.

The first floor comprises a through entrance hall with cement floor tiles from the Charnoz house, a fitted kitchen, a living room with fireplace, a bedroom, shower room and WC.  
Second floor: landing with three bedrooms, bathroom and WC.  
Second floor: convertible attic.  
Cellar in basement.

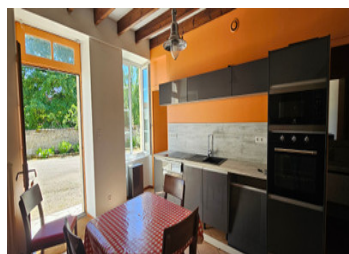
Ground floor: living room with wood-burning stove,

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This exceptional property, located in the heart of a dynamic town, will appeal to a new buyer thanks to its history, quality of construction, location and the privacy of the grounds, as well as its adaptability to a wide range of projects: events, gîte, large family home, restaurant, new construction...

Saint Jean-d'hermine is a growing community, located on the Nantes-Niort and Chantonnay-Luçon highways, 5 min from the A83 motorway, 25 min from La Roche-sur-Yon, 45 min from sandy beaches, 1 hour from La Rochelle (airport, TGV train station) and Nantes (airport, TGV train station). Shops and services within walking distance.

Additional information:

Maison Bourgeoise :

habitable, town gas central heating, collective sanitation

approximate surface area in m<sup>2</sup>:

entrance: 13.50

living room: 26

living room 2 / bedroom: 25

kitchen: 19

shower room: 5.80

kitchen or bedroom: 12

bedrooms: 15.50/23/23.50

bathroom: 6.50

attic: 109

cellar: 54

Chapel:

good condition, oil-fired central heating, collective drainage

approximate surface area in m<sup>2</sup> :

kitchen/living room: 19

shower room: 4

## LOCAL TAXES

Taxe foncière: 1131 EUR

Taxe habitation: EUR

## NOTES